

Applicant: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

## GENERAL STANDARDS - APPLICATION REQUIREMENTS

Development application shall be accompanied by the following:

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- \_\_\_\_\_ 1. A written description of the technology proposed.
- \_\_\_\_\_ 2. A written description of the type of consumer services to be provided.
- \_\_\_\_\_ 3. A list of applicant's facilities sites in all of the County's jurisdiction, including location, type, number of antennae, and base transceiver stations for:
  - a. Existing Sites
  - b. Approved sites not yet constructed
  - c. Proposed sites (applications filed and pending)
  - d. Anticipated planned sites for new, upgraded and abandoned facilities (applications not yet filed)
- \_\_\_\_\_ 4. A map (or maps) depicting the geographic location and boundaries of all coverage areas existing and planned by applicant in all of the County's jurisdictions. (10 copies)
- \_\_\_\_\_ 5. A map (or maps) depicting the location of applicant's facilities sites within each coverage area (map symbols and numbers correspond to Item 3). In coverage areas where specific facility sites have not been determined, search rings should be indicated. (10 copies)
- \_\_\_\_\_ 6. A map depicting the individual coverage area of the proposed facility, including all information required by Item 3. (USGS topographic base maps are suggested) (10 copies)
- \_\_\_\_\_ 7. As determined by the Director of Community Development, payment, in full, for all costs associated with: 1) the independent peer review of any technical information submitted by applicant; or 2) the independent preparation of such information prepared by the County, or consultants to the County.

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8. Graphic and technical information including the following for all submittals:
- a. Site plan, architectural plan, landscape plan and other information as required by Design Review Supplemental Checklist (10 copies)
  - b. Radio frequency radiation reports
  - c. Visual analysis
  - d. Alternative sites analysis, including co-location and shared-location
  - e. Additional information which may be required based upon preliminary review of the initial submittal, including but not limited to:
    - Traffic analysis
    - Noise analysis
    - Biological assessment
    - Independent peer review of information submitted by the applicant

*The graphic and technical information listed above shall be prepared by qualified professionals acceptable to the Director of Community Development.*

9. Copies of land use easements or restrictions (including open space and scenic) that encumber the proposed facility site.
10. Ten (10) copies of any photographs, maps, photosimulations, graphs and charts included as part of the application.

Please note that, in addition to the information listed above, the County will require the applicant to enter into a performance agreement(s) as a condition of permit approval for the following:

- a. Removal of the approved facility should it be abandoned
- b. Maintenance of any proposed or required landscaping
- c. Periodic independent monitoring of EMF emissions from the approved facility when determined appropriate by the County and paid for by provider.

The applicant shall also be required to defend, indemnify, and hold harmless the County from any claims, actions, or proceedings from connection with the project.

## WIRELESS COMMUNICATION FACILITIES CHECKLIST

All wireless telecommunications facilities shall satisfy, or answer, the conditions or questions listed below. If answering "Yes", refer to appropriate submittal information (e.g., project plans, technical report, etc.). If answering "No", provide explanation as to why the information is not submitted or relevant. Please note that explanations or comments can be submitted on a separate page or pages.

### Location Standards

The Interim Standards and Criteria for Wireless Communication Facilities state that wireless communications facilities should be sited to avoid or minimize land use conflicts. The standards establish a location preference for publicly-used structures, co-location or shared location sites, and industrial or commercial properties. The standards state that, to the extent feasible, wireless communications facilities should be attached or sited adjacent to existing structures. Finally, the adopted standards state that wireless communications facilities should be sited to avoid residential areas and other sensitive receptor sites.

		<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Page No./ Document No.</u>	<u>Explanation</u>
1.	Can the proposed facility be located on:					
	a. a publicly used structure?					
	b. a co-location site?					
	c. a shared location?					
	d. an industrial site?					
	e. a commercial site?					
2.	Does the proposed location demonstrate prudent avoidance of residential areas and other sensitive receptor sites such as schools, daycare facilities, hospitals, etc.?					

Location Standards (continued)

		Yes	No	N/A	Page No./ Document No.	Explanation
3.	Does the application indicate the distance from the proposed facility to the nearest:					
	a. residential area? (Distance _____)					
	b. School? (Distance _____)					
	c. daycare facility? (Distance _____)					
	d. Hospital? (Distance _____)					
4.	Is the proposed facility to be located in:					
	a. a residential area?					
	b. an agricultural area?					
	c. a commercial area?					
	d. next to public lands? (e.g., Golden Gate National Recreation Area, Marin County Open Space District, etc.)					
5.	Can the proposed facility be attached or sited adjacent to existing structures?					
6.	Is the proposed facility a monopole (or free-standing tower)?					
7.	Have all feasible alternatives to a separate monopole facility been considered?					
8.	Will the proposed facility be sited in a location where it does not interfere with the operation of the Marin County Airport?					

## Co-Location and Shared-Location Standards

The Interim Standards state that, where feasible, the co-location or shared-location of wireless communications facilities is encouraged to minimize land use, visual, and public safety impacts. However, co-location or shared-location should not be required where it creates or increases such impacts or where it is technically infeasible. In order to assess the feasibility of co-location or shared-location in this coverage area, the application for the proposed wireless communication facility must include or address the following:

		Yes	No	N/A	Page No./ Document No.	Explanation
1.	A graphic and written analysis that identifies all technically feasible sites within the coverage area that would accommodate the proposed service. This analysis shall include information regarding technically feasible alternative sites and/or facility designs that would avoid or minimize adverse effects related to:					
	a. Land use compatibility					
	b. Visual resources					
	c. Public safety					
	d. Other factors address by CEQA					
2.	A written analysis of the specific factors resulting in selection of the preferred site over the alternatives, including the reasons for not selecting co-location or shared-location sites.					
3.	A description of existing or planned facilities (owned/operated by applicant and other providers/carriers) located in the coverage area of the proposed project.					
4.	Does the applicant have a non-exclusive lease on the proposed facility site?					
5.	Does the design of the project promote potential shared use by different carriers?					

## Co-Location and Shared-Location Standards (continued)

		<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Page No./</u> <u>Document No.</u>	<u>Explanation</u>
6.	Does the design of the project allow for the consolidation of future planned facilities?					
7.	Does the application include a request for multiple antenna support structures?					

## Radio Frequency Radiation Standard

To ensure public safety, the Interim Standards state that wireless communications facilities operating alone and in conjunction with other telecommunications facilities shall not generate electromagnetic frequency (EMF) radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission.

		<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Page No./</u> <u>Document No.</u>	<u>Explanation</u>
1.	Does the proposed facility, operating alone or in conjunction with other telecommunication facilities, comply with the standards established by the Federal Communications Commission for permissible human exposure to radio frequency radiation (RFR)?					
2.	Does the application include an "RFR" report?					
3.	Does the "RFR" report measure the predicted and actual levels of "RFR" radiation emitted by the proposed facility?					

## Lighting Standard

Lighting guidelines contained in the Interim Standards are intended to minimize light and glare impacts on nearby properties and residents.

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Yes   No   N/A

1.	Does the application include a detailed lighting plan?					
2.	Is the proposed lighting manually operated, low wattage, hooded and directed downward?					
3.	Is the tower lighting shielded or otherwise directed to minimize light and glare impacts of nearby properties and residents?					
4.	Are warning signs lighted by low-wattage fixtures, directed downward and hooded?					

## Road and Accessway Standards

The Interim Standards state that wireless communication facilities should be served by the minimum roads and parking areas necessary.

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Yes   No   N/A

1.	Are existing roads and parking areas used to access and service the proposed facilities?					
2.	Will any new roads or parking areas be capable of being shared with subsequent telecommunication facilities and/or other permitted uses?					
3.	If any new access roads are to be constructed in agricultural or open space areas, will such road have the minimum width and surface standards necessary to conform to fire safety and emergency access requirements?					
4.	What is the size of the proposed parking area (square feet and number of parking spaces)? _____					
5.	Is the size of the parking area limited to minimum necessary to accommodate maintenance vehicles?					

## Vegetation Standards

Landscaping and vegetation guidelines contained in the Interim Standards state that wireless communications facilities should maintain and enhance existing vegetation, and provide additional landscaping to screen the facility, stabilize slopes, and control erosion. Where appropriate, the carrier shall be required to enter into a landscape performance and maintenance agreement with the County to ensure the installation and maintenance of new and existing landscaping.

		<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Page No./ Document No.</u>	<u>Explanation</u>
1.	Does the application include a landscape plan which indicates the following:					
	a. All existing vegetation?					
	b. Vegetation to be removed or trimmed?					
	c. Proposed plantings by type, size and location?					
2.	Are the proposed landscape materials native, drought tolerant species compatible with the natural setting of the facility site?					
3.	Is there a plan to protect the existing trees and screening vegetation from damage and control erosion during construction?					
4.	Is there a post-construction revegetation plan?					

## Noise and Traffic Standards

The Interim Standards state that wireless communications facilities shall operate in compliance with the noise exposure standards contained in the Marin Countywide Plan and should not result in traffic impacts on nearby residents or the public.

		<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Page No./ Document No.</u>	<u>Explanation</u>
1.	Does the application identify the location and type of noise generating equipment (generators, air conditioning units, etc.)?					



## Noise and Traffic Standards (continued)

		Yes	No	N/A	Page No./ Document No.	Explanation
2.	Does the application indicate the noise levels that would be generated:					
	a. by proposed equipment at the facility itself?					
	b. within any inhabited or occupied structures on the property?					
	c. at the nearest property line?					
3.	Does the application specify the maximum number of vehicle trips required for maintenance and testing?					

## Visual Compatibility and Facility Design Standards

Visual compatibility and facility design guidelines contained in the Interim Standards state that wireless communications facilities should be sited, designed, and screened to blend with the surrounding natural or built environment to the maximum extent feasible in order to minimize visual impacts.

		Yes	No	N/A	Page No./ Document No.	Explanation
1.	Does the application include a visual analysis of the proposed facility at full buildout?					
2.	Does the visual analysis include:					
	a. A photo montage of the proposed facility?					
	b. A computer based simulation of the proposed facility?					
	c. Story poles (or similar representations) erected on the proposed site?					
3.	Can the proposed facilities be sited or designed to appear as an integral part of the support structure?					

# Visual Compatibility and Facility Design Standards (continued)

		Page No./ Document No.			Explanation	
		Yes	No	N/A		
4.	If wall-mounted, can the proposed facilities be integrated with the architectural style and character of the supporting structure?					
5.	Can the proposed facilities be completely screened from view?					
6.	Are the proposed facilities to be located away from the most prominent, facade of a structure?					
7.	Are the proposed facilities to be located above the pedestrian line of sight?					
8.	If roof mounted, can the proposed facilities be seen from the street?					
9.	If constructed, would a parapet conceal a roof mounted facility?					
10.	Can support facilities (base stations, equipment cabinets, back-up generators) for building mounted facilities be installed:					
	a. within the existing building envelope?					
	b. underground?					
11.	Are the proposed support facilities compatible with the architectural style and construction materials of the surrounding development and/or land use setting?					
12.	If necessary, can the proposed support equipment be painted, screened/fenced, landscaped, or otherwise treated to minimize its visual impact?					
13.	If the proposed facility is to be sited in open space or undeveloped hillside areas that are highly visible, can the facility be designed to resemble natural landscape elements such as rock outcroppings or trees?					
14.	Can the proposed facility be designed as a piece of public art?					

# Visual Compatibility and Facility Design Standards (continued)

		Yes	No	N/A	Page No./ Document No.	Explanation
15.	Is the proposed facility to be located on, or near, a historic or architecturally significant structure?					
16.	If so, can the proposed facility be visually integrated with the architecture of the existing structure?					
17.	Do the proposed facilities interfere with prominent vistas or significant public view corridors?					
18.	Do the proposed facilities interfere with views from surrounding residences?					
19.	Do the proposed facilities display any advertising signage or identifying logos?					
20.	Are the proposed facilities to be located adjacent to existing rooftop equipment to avoid visual clutter?					
21.	Does the application demonstrate that the proposed facility has been designed to attain the minimum height from a technical point of view?					
22.	Will the proposed facilities be painted to blend with the structures, vegetation, sky, or landscape against which they will be viewed?					

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